Havant
BOROUGH COUNCIL

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To:
Mr Murray
I J Murray Associates
173 Rushdene Havant Road
Hayling Island
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For: R O'Dell (Holdings) Ltd

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Refusal of Planning Permission

Application Number: APP/11/00065
Site Address: 5 West Lane, Hayling Island, PO11 0JH
Proposal: Change of use from first floor annexe to separate flat. (Retrospective application.)

Further to your application received on 21 January 2011 which was valid from 25 January 2011 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

1 The applicant has not demonstrated to the satisfaction of the highway authority that the development would not lead to harm to users of West Lane. The proposal would therefore be contrary to policy DM13 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Guidance 13.

2 The proposed development would constitute an undesirable over-intensive use of the site which would lead to additional noise and disturbance within this constrained site, close to neighbouring properties. This would have an adverse effect on the amenities of occupiers of adjoining properties.
The proposal would therefore be contrary to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

Other Important Information:

(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

Julia Potter
Executive Head of Planning and Built Environment

06 April 2011

Our Ref: APP/11/00065